



DWELLING UNITS AND ESTIMATED POPULATION

January 2006

City of Gaithersburg
Planning and Code Administration
31 South Summit Avenue
Gaithersburg, Maryland 20877
Telephone: (301) 258-6330
plancode@gaithersburgmd.gov
www.gaithersburgmd.gov

DWELLING UNITS AND ESTIMATED POPULATION

January 2006

CITY OFFICIALS

Mayor

Sidney A. Katz

Council Members

John B. Schlichting, Council Vice President

Stanley J. Alster

Geraldine E. Edens

Henry F. Marraffa, Jr.

Michael A. Sesma

PLANNING COMMISSION

John Bauer, Chair
Victor Hicks, Vice-Chair
Matthew S. Hopkins
Leonard Levy
Danielle L. Winborne
Lloyd S. Kaufman, Alternate

BOARD OF APPEALS

Harvey Kaye, Chairperson
Richard Knoebel, Vice Chairperson
Patrick Burke
Victor Macdonald
Gary Trojak
Carol Rieg, Alternate

CITY MANAGER

David B. Humpton

PLANNING AND CODE ADMINISTRATION

Greg Ossont, Director

Community Planning Team

Trudy Schwarz, Community Planning Director
Jacqueline Marsh, Associate Planner
Patricia Patula, Planner
Caroline Seiden, Planner
Marie Best, Office Manager
Myriam Gonzalez, Recording Secretary

Long-Range Planning Team

Kirk Eby, GIS Planner
Rob Robinson, Planner

PURPOSE AND METHODOLOGY

This document summarizes the number of dwelling units and estimated population in the City of Gaithersburg, Maryland as of the date specified on the cover sheet.

The number of dwelling units was gathered from a combination of sources: Montgomery County tax records and tax maps, approved site plans and record plats on file with the City, aerial photographs, phone verification, and field inspections conducted by City staff. Information on building completion progress was obtained by calculating permits granted, and the address and number of rental dwelling units was confirmed by rental housing records.

Specific multipliers were used to estimate the number of people living in the City, based on the type of dwelling unit. The multipliers were obtained from the 2003 Census update for Montgomery County. The multipliers are summarized in the table below. The final population estimate takes into account the vacancy rate, based on the 2000 Census Summary File 3, Fields H30 and H31.

The population in Group Quarters is estimated by adding the "institutionalized" count of persons to the estimated "non-institutionalized" count of persons. Actual population numbers from "institutionalized" group quarters facilities, such as nursing homes, homeless shelters, and drug treatment facilities, are obtained directly from the facilities. An estimate of "non-institutionalized" population is based on the 2000 Census population of this group as a percentage of the total population (0.648%), utilizing Summary File 3, Fields P1 and PCT16.

The statistics in this report are arranged by subdivisions in the City of Gaithersburg, as defined by subdivision plats, site plan approvals, and City-designated subdivisions. The City was originally divided into six areas, or Planning Neighborhoods, as part of an open space study conducted by the Department of Parks and Recreation in 1976-1978. Previous editions of *Dwelling Unit and Estimated Population* reports prepared by the City were arranged by Planning Neighborhood, each of which was broken down into subdivisions.

This population and housing report is used by a great variety of committees, organizations, and individuals for an ever-increasing number of purposes, ranging from City-wide programs to studies on implementing affordable housing. It is also available to the public for private use.

All questions regarding the document should be directed to the City of Gaithersburg Planning and Code Administration.

Dwelling Unit Multiplier Table

Housing Unit Type	Housing Unit Abbreviation	Population in Occupied Housing Units	Households in Occupied Housing Units	Persons per Household (Multiplier)
Single Family Detached	SFD	14775	4595	3.215451578
Townhouse	TH	18715	6655	2.8121713
Multi-family, Garden	GC, GA	22440	10545	2.12802276
Multi-family, High Rise	HRC, HRA	670	560	1.196428571
Group Quarters	GQ			1.00

Sources: 2003 Census Update for Montgomery County, Gaithersburg City.

Vacancy Rates are based on the 2000 Census Summary File 3, Fields H30 and H31

CHART DEFINITIONS AND ABBREVIATIONS

CONDOMINIUM (C): A garden, piggyback, or high-rise apartment-style dwelling unit that is owned individually and retains a portion of the interest in the entire structure, common areas, and common facilities. The condominium owner has title to the interior space of the unit and an undivided interest in the common space elements. Property is identified in a master deed and recorded on a condominium plat with the local jurisdiction.

CURRENT DWELLING UNIT (CUR DU): A dwelling unit available for occupancy as of the date of this report.

CURRENT POPULATION (CURRENT POP): Estimated population based on the multiplier found in the Dwelling Unit Multiplier Table or based on the methodology for estimating Group Quarters population.

FUTURE DWELLING UNIT (FUT DU): A dwelling unit approved for construction or under construction as of the date of this report, but not occupied by persons.

GARDEN UNIT: A multi-family housing unit, either rental (apartment) or owned (condominium), that is located in a building with dwelling units on no more than four (4) floors of the building. Also includes "piggyback" condominium townhouses (2 over 2, 2 over 1, etc.).

HIGH-RISE UNIT: A multi-family housing unit, either rental (apartment) or owned (condominium), that is located in a building with dwelling units on five (5) or more floors of the building.

HOMEOWNER'S ASSOCIATION (H): A community association, other than a condominium association, organized in a development in which individual owners share common interest in open space or facilities. An HOA holds title to certain common property, manages and maintains common property, and enforces certain covenants and restrictions. Condominium associations do not usually have title to HOA common property.

INCOME-RESTRICTED HOUSING (IR): A dwelling unit that is available for rent or sale only to individuals who qualify as low income.

OTHER USES: Houses and apartments used for purposes other than dwelling units, such as offices, beauty parlors, barber shops, etc.

PROJECTED FUTURE POPULATION (PROJECTED FUT POP): Total estimated population upon completion, within the next five (5) years, of all approved residential dwelling units.

RENTAL (R): A dwelling unit that is available for rent, such as an apartment.

SENIOR HOUSING (SR): A dwelling unit that is available for rent or sale only to individuals who are 62 years old or older. Also known as Age-Restricted Housing.

TAX MAP: Maps created by the Maryland State Department of Assessment and Taxation (SDAT) that depict the location of property boundaries as described in deeds, subdivision plats, and other legal documents.

TOWNHOUSE: A fee-simple or condominium ownership attached house, including duplexes, with a single title for the entire vertical space between the common walls.

TO BE COMPLETED (TO BE COMPL): Dwelling units approved to be constructed, but not yet built.

UNITS COMPLETED (UNITS COMPL): Completed dwelling units ready for occupancy.

UNIT TOTAL: Combination of completed and to-be-completed dwelling units.

GAITHERSBURG

POPULATION					HOUSING UNITS			
Year	Decennial Census	Census Estimate July	City Estimate January	City Estimate July	Decennial Census	Census Estimate July	City Estimate January	City Estimate July
1900	547							
1910	625							
1920	729							
1930	1068							
1940	1021							
1950	1755							
1960	3847				1099			
1970	8344				2987			
1972			17192				6140	
1973				24464				8649
1975				25528				8984
1976				26012				10611
1980	26424				10794			
1986			33079	34690			13470	14051
1987			36608	39023			14768	14459
1988				36831				14601
1990	39542	39676	39538		16059	16112	15513	
1991			41111				16086	
1992			43732				17646	
1993			44717				17760	
1994			45793				18172	
1995			46216	47055			18258	18605
1996			47313	48402			18706	19019
1997			48729	49126			19130	19206
1998			49474	49500			19327	19317
1999			49819	49955			19528	19596
2000	52613	53044	51789	52821	20562		20411	20769
2001		54650	53185	53972			20975	21281
2002		56066	54018				21462	
2003		57166	55912	56130			22133	22212
2004		58091		57242				22929
2005			58351	58689			23144	23440
2006			59282					

CITY OF GAITHERSBURG
JANUARY 2006
DWELLING UNITS AND ESTIMATED POPULATION
CENSUS DEMOGRAPHICS

Demographic	1980		1990		2000		Change 1990-2000		Jan 2006 Estimate	
	Number	Percent	Number	Percent	Number	Percent	Number	% Change	Number	Percent
Total Population	26,424	100.0%	39,542	100.0%	52,613	100.0%	13,071	33.1%	56,516	100.0%
White, not Hispanic	22,584	85.5%	26,722	67.6%	25,818	49.1%	-904	-3.4%	25,764	45.6%
Black, not Hispanic	1,754	6.6%	4,943	12.5%	7,457	14.2%	2,514	50.9%	7,841	13.9%
American Indian, not Hispanic	102	0.4%	143	0.4%	131	0.2%	-12	-8.4%	132	0.2%
Asian, not Hispanic	1,136	4.3%	3,977	10.1%	7,205	13.7%	3,228	81.2%	7,747	13.7%
Hawaiian/Pacific Islander, not Hisp.	0	0.0%	0	0.0%	33	0.1%	33	0.0%	33	0.1%
Other/Multiple Races, not Hisp.	111	0.4%	63	0.2%	1,571	3.0%	1,508	2393.7%	2,263	4.0%
Hispanic	737	2.8%	3,694	9.3%	10,398	19.8%	6,704	181.5%	12,736	22.5%
4 and Under	2,368	9.0%	3,515	8.9%	4,312	8.2%	797	22.7%	4,388	7.8%
5 to 17	5,046	19.1%	6,243	15.8%	8,852	16.8%	2,609	41.8%	9,285	16.4%
18 to 34	11,480	43.4%	14,656	37.1%	14,671	27.9%	15	0.1%	14,768	26.1%
35 to 64	6,442	24.4%	12,596	31.9%	20,438	38.8%	7,842	62.3%	23,554	41.7%
65 and Over	1,088	4.1%	2,532	6.4%	4,340	8.2%	1,808	71.4%	4,522	8.0%
Population in Public Elem. Schools	N/A	N/A	2,755	7.0%	3,830	7.3%	1,075	39.0%	3,966	7.0%
Population in Public Middle Schoo	N/A	N/A	1,377	3.5%	1,784	3.4%	407	29.6%	1,828	3.2%
Population in Public High Schools	N/A	N/A	1,238	3.1%	2,218	4.2%	980	79.2%	2,304	4.1%
Male	12,776	48.3%	19,126	48.4%	25,647	48.7%	6,521	34.1%	27,563	48.8%
Female	13,648	51.7%	20,416	51.6%	26,966	51.3%	6,550	32.1%	28,953	51.2%
Average Commute Time (minutes)	24.9	N/A	27.9	N/A	31.2	N/A	3	11.8%	N/A	N/A
Drove alone to work (SOV)	10,140	66.7%	16,129	68.5%	19,262	68.4%	3,133	19.4%	20,798	68.3%

Labor Force	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Population In Labor Force	15,207	57.5%	24,738	62.6%	30,070	57.2%
White, not Hispanic	N/A	N/A	N/A	N/A	15,225	50.6%
White (including Hispanic)	13,604	89.5%	18,226	73.7%	17,560	58.4%
Black	924	6.1%	3,046	12.3%	4,481	14.9%
American Indian	N/A	N/A	147	0.6%	78	0.3%
Asian	611	4.0%	2,190	8.9%	4,055	13.5%
Hawaiian/Pacific Islander	N/A	N/A	N/A	N/A	30	0.1%
Other Race/Multiple Races	N/A	N/A	1,129	4.6%	3,866	12.9%
Hispanic	N/A	N/A	2,408	9.7%	5,356	17.8%
Male	8,592	67.2%	13,097	68.5%	15,704	61.2%
Female	7,113	52.1%	11,641	57.0%	14,366	53.3%

(Percent of Total Population)

(Percent of Labor Force)

"

"

"

"

"

"

(Percent of Total Population)

"

Age & Income						Change 1990-2000		Percent of Montgomery Co		
	1960	1970	1980	1990	2000	Number	Percent	1980	1990	2000
Median Age	~25	25.0	26.9	30.5	33.6	3.1	10.2%	N/A	N/A	N/A
Median Household Income	N/A	\$11,378	\$21,118	\$43,644	\$59,879	\$16,235	37.2%	43.5%	80.7%	83.7%
Median Family Income	\$6,554	\$12,378	\$23,496	\$49,454	\$66,669	\$17,215	34.8%	41.6%	79.8%	79.3%

Montgomery County	1940	1950	1960	1970	1980	1990	2000
Population	83,912	164,401	340,928	522,809	579,053	757,027	873,341
Housing Units	23,255	47,199	97,141	161,378	216,221	295,723	334,632
Median Household Income	N/A	N/A	N/A	\$47,158	\$48,573	\$54,089	\$71,551
Median Family Income	N/A	N/A	\$36,560	\$52,584	\$56,474	\$61,988	\$84,035

CITY OF GAITHERSBURG
JANUARY 2006
DWELLING UNITS AND ESTIMATED POPULATION

SUBDIVISION SECTION/PHASE	H C R	TAX MAP	UNIT TYPE	IR SR	DWELLING UNITS				CURRENT/ESTIMATED POPULATION		
					UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
AMBERFIELD	H	FS 342	TH		394	394	0	0	1,108	0	1,108
ASBURY					1,330	1,327	3	0	1,780	0	1,780
ASBURY SENIOR HOUSING		FT 562	HRA	SR	832	832	0	0	995	0	995
ASBURY ASSISTED LIVING		FT 562	GA	SR	133	133	0	0	283	0	283
ASBURY NURSING HOME		FT 562	GQ	SR	285	285	0	0	285	0	285
ASBURY VILLAS (DUPLEXES)		FT 342	TH	SR	80	77	3	0	217	0	217
AUDUBON SQUARE (FALLBROOK)	H	FT 562	TH		234	234	0	0	658	0	658
BENNINGTON (ECHO DALE)	H	FT 122	TH		296	296	0	0	832	0	832
BRIDLEWOOD (FERNSHIRE)	H	ES 563	SFD		120	120	0	0	386	0	386
BRIGHTON EAST					914	914	0	0	2,474	0	2,474
BRIGHTON EAST I CONDOS	C	FS 343	TH		45	45	0	0	127	0	127
BRIGHTON EAST II CONDOS	C	FS 343	TH		69	69	0	0	194	0	194
BRIGHTON EAST III CONDOS	C	FS 343	TH		41	41	0	0	115	0	115
BRIGHTON WOODS		FS 563	SFD		139	139	0	0	447	0	447
CEDAR VILLAGE CONDOS	C	FS 563	TH		45	45	0	0	127	0	127
DEER PARK PLACE	H	FS 343	TH		145	145	0	0	408	0	408
FIRESIDE CONDOS	C	FS 343	GC		258	258	0	0	549	0	549
FOXWOOD	H	FT 341	TH		112	112	0	0	315	0	315
KRA-BAR GARDENS		FS 563	SFD		28	28	0	0	90	0	90
SUMMIT HALL ESTATES		FT 341	SFD		32	32	0	0	103	0	103
BRIGHTON WEST					859	855	4	0	1,994	0	1,994
BRIGHTON VILLAGE	R	FS 343	GA		604	600	4	0	1,277	0	1,277
BRIGHTON WEST I CONDOS	C	FS 343	TH		49	49	0	0	138	0	138
BRIGHTON WEST II CONDOS	C	FS 343	TH		46	46	0	0	129	0	129
BRIGHTON WEST III CONDOS	C	FS 343	TH		49	49	0	0	138	0	138
BRIGHTON WEST IV CONDOS	C	FS 343	TH		52	52	0	0	146	0	146
BRIGHTON WEST V CONDOS	C	FS 343	TH		59	59	0	0	166	0	166
CARRIAGE HILL	H	FT 343	TH		39	39	0	0	110	0	110
CROWN POINTE					68	0	0	68	0	196	196
DETACHED HOUSES	H	FS 342	SFD		13	0	0	13	0	42	42
TOWNHOUSES	H	FS 342	TH		55	0	0	55	0	155	155
DEER PARK/LYNTPARK/BEANE		FT 561	SFD		401	399	0	2	1,283	6	1,289
DIAMOND COURTS		FT 121	SFD		200	200	0	0	643	0	643
DIAMOND FARMS	H	FT 121	TH		270	270	0	0	759	0	759
DIAMOND SQUARE	R	FT 342	HRA		124	124	0	0	148	0	148
DORSEY ESTATES	H	FT 122	TH		49	49	0	0	138	0	138
EMORY HILLS & WOODS					44	44	0	0	131	0	131
EMORY HILLS		FT 563	SFD		6	6	0	0	19	0	19
EMORY WOODS		FT 563	SFD		11	11	0	0	35	0	35
EMORY WOODS		FT 563	TH		27	27	0	0	76	0	76
FERNSHIRE					356	356	0	0	1,007	0	1,007
FERNSHIRE FARMS/COVENTRY	H	FS 123	TH		342	342	0	0	962	0	962
FERNSHIRE WOODS	H	ET 561	SFD		14	14	0	0	45	0	45
GATEWAY COMMONS					135	135	0	0	401	0	401
GATEWAY COMMONS	H	FS 563	SFD		52	52	0	0	167	0	167
GATEWAY COMMONS	H	FS 563	TH		83	83	0	0	233	0	233
GATEWAY PARK (WASHINGTONIAN CTR)	H	FS 342	TH		83	83	0	0	233	0	233
GOVERNOR'S SQUARE	R	FS 343	GA		238	238	0	0	506	0	506
GROVE PARK (Q O CLUSTERS)	R	FT 122	GA		684	681	3	0	1,449	0	1,449
HIDDEN CREEK					567	192	0	375	557	986	1,543
LAND BAY I		FT563	SFD		22	22	0	0	71	0	71
LAND BAY I		FT 563	TH		57	57	0	0	160	0	160
LAND BAY II		FT563	SFD		31	31	0	0	100	0	100

CITY OF GAITHERSBURG
JANUARY 2006
DWELLING UNITS AND ESTIMATED POPULATION

SUBDIVISION SECTION/PHASE	H C R	TAX MAP	UNIT TYPE	IR SR	DWELLING UNITS				CURRENT/ESTIMATED POPULATION		
					UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
LAND BAY III		FT563	SFD		16	0	0	16	0	51	51
LAND BAY III		FT 563	TH		325	76	0	249	214	700	914
LAND BAY III	C	FT563	GC		116	6	0	110	13	234	247
HIDDEN ORCHARDS	H	FT 121	SFD		23	23	0	0	74	0	74
HUNT CLUB	R	FT 343	GA		336	336	0	0	715	0	715
HUNTER'S TRACE		FT 121	SFD		33	33	0	0	106	0	106
JOAN'S HILL		FT 122	SFD		8	8	0	0	26	0	26
KENTLANDS					2,208	2,208	0	0	5,574	0	5,574
BEACON PLACE	R	FS 123	GA		240	240	0	0	511	0	511
COPPERFIELD CROSSING I (K-989)	C	ES 562	GC		56	56	0	0	119	0	119
COPPERFIELD CROSSING II	C	ES 563	GC		28	28	0	0	60	0	60
FOUNTAIN GLEN (GARDENS @ KNTLNDS.)	R	ES 563	GA	SR	206	206	0	0	438	0	438
GATEHOUSE	H	ES 562	SFD		172	172	0	0	553	0	553
GATEHOUSE	H	ES 562	TH		46	46	0	0	129	0	129
HILL DISTRICT I (KENDRICK)	C	ES 563	SFD		2	2	0	0	6	0	6
HILL DISTRICT I (KENDRICK)	C	ES 563	TH		4	4	0	0	11	0	11
HILL DISTRICT I (KENDRICK)	C	ES 563	GC		96	96	0	0	204	0	204
HILL DISTRICT	H	ES 563	SFD		196	196	0	0	630	0	630
HILL DISTRICT	H	ES 563	TH		98	98	0	0	276	0	276
KENTLANDS RIDGE (K-979)	H	ES 563	TH		51	51	0	0	143	0	143
KENTLANDS RIDGE (K-979)	C	ES 563	GC		60	60	0	0	128	0	128
LAKE DISTRICT (LOWER)	H	ES 563	SFD		22	22	0	0	71	0	71
UPPER/MIDDLE LAKE DISTRICT (SDP-4)	H	ES 563	SFD		64	64	0	0	206	0	206
UPPER/MIDDLE LAKE DISTRICT (SDP-4)	H	ES 562	TH		21	21	0	0	59	0	59
MIDTOWN	H	ES 563	SFD		32	32	0	0	103	0	103
MIDTOWN	H	ES 563	TH		71	71	0	0	200	0	200
MIDTOWN, PHASE II LIVE/WORK UNITS	H	ES 563	TH		49	49	0	0	138	0	138
MIDTOWN SECTION 4 (CRAFTSTAR 2/2)	C	FS 123	GC		70	70	0	0	149	0	149
MIDTOWN SECTION 4 (BOZZUTO 2/2)	C	FS 123	GC		30	30	0	0	64	0	64
MIDTOWN SECTION 4 (BOZZUTO)	C	FS 123	GC		120	120	0	0	255	0	255
OLD FARM DISTRICT	H	ES 563	SFD		35	35	0	0	113	0	113
OLD FARM DISTRICT	H	ES 562	TH		30	30	0	0	84	0	84
OLD FARM DISTRICT (LIVE-WORK)		ES 562	TH		1	1	0	0	3	0	3
THE COLONNADE AT KENTLANDS	C	FS 123	GC		307	307	0	0	653	0	653
TSCHIFFELY SQUARE ROAD DISTRICT	H	ES 562	SFD		29	29	0	0	93	0	93
TSCHIFFELY SQUARE ROAD DISTRICT	H	FS 123	TH		31	31	0	0	87	0	87
URBAN COTTAGES (GARAGE APTS)	R		GA		41	41	0	0	87	0	87
LAKELANDS					1,624	1,624	0	0	4,368	0	4,368
LAKELANDS RIDGE (GREAT SENECA N)	H	FS 122	SFD		56	56	0	0	180	0	180
LAKELANDS RIDGE (GREAT SENECA N)	C	FS 122	GC		159	159	0	0	338	0	338
PHASE I SECTION 1	H	FS 122	SFD		17	17	0	0	55	0	55
PHASE I SECTION 1	H	FS 122	TH		92	92	0	0	259	0	259
PHASE I SECTION 1 LIVE/WORK UNITS	H	FS 122	TH		16	16	0	0	45	0	45
PAHSE I SECTION 1 (COURTS OF DEVON)	R	FS 122	GA		253	253	0	0	538	0	538
PHASE I SECTION 1 (2/2 CONDOS)	C	FS 122	GC		202	202	0	0	430	0	430
PHASE I SECTION 2	H	FS 122	SFD		194	194	0	0	624	0	624
PHASE I SECTION 2	H	FS 122	TH		106	106	0	0	298	0	298
PHASE II SECTION 1	H	FS 122	SFD		54	54	0	0	174	0	174
PHASE II SECTION 1	H	FS 122	TH		59	59	0	0	166	0	166
PHASE II SECTION 2	H	FS 122	SFD		104	104	0	0	334	0	334
PHASE II SECTION 2	H	FS 122	TH		147	147	0	0	413	0	413
PHASE III SECTION 1	H	FS 122	SFD		51	51	0	0	164	0	164
PHASE III SECTION 1	H	FS 122	TH		41	41	0	0	115	0	115

CITY OF GAITHERSBURG
JANUARY 2006
DWELLING UNITS AND ESTIMATED POPULATION

SUBDIVISION SECTION/PHASE	H C R	TAX MAP	UNIT TYPE	IR SR	DWELLING UNITS				CURRENT/ESTIMATED POPULATION		
					UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
PHASE III SECTION 2 (LANE IN THE WOODS)	H	FS 122	SFD		61	61	0	0	196	0	196
PHASE III SECTION 3 (LANE IN THE WOODS)	H	FS 122	SFD		12	12	0	0	39	0	39
LAKWOOD COMMONS (SUBURBAN PRK)	R	FS 342	GA	IR	168	168	0	0	358	0	358
LEAFY OVERLOOK		FT 122	SFD		3	3	0	0	10	0	10
LONGDRAFT ESTATES	H	ES 563	SFD		40	40	0	0	129	0	129
LONGDRAFT OAKS		FT 123	SFD		12	12	0	0	39	0	39
MEEM'S ADDITION		FT 341	SFD		51	50	0	1	161	3	164
MISSSION HILLS	H	FS 341	SFD		52	52	0	0	167	0	167
MONTGOMERY MEADOWS					458	458	0	0	1,288	0	1,288
SECTION I	H	FT 343	TH		158	158	0	0	444	0	444
SECTION II	H	FU 341	TH		207	207	0	0	582	0	582
SECTION III	H	FU 341	TH		93	93	0	0	262	0	262
NEWPORT ESTATES					291	291	0	0	818	0	818
SECTION I	C	FT 562	TH		54	54	0	0	152	0	152
SECTION II	C	FT 562	TH		103	103	0	0	290	0	290
SECTION III	C	FT 562	TH		134	134	0	0	377	0	377
NORTH FREDERICK AVENUE					758	754	4	0	1,395	0	1,395
DALAMAR APTS	R	FT 342	GA		120	120	0	0	255	0	255
FOREST OAK TOWERS	R	FT 342	HRA	IR	175	175	0	0	209	0	209
FREESTATE	R	FT 342	GA		16	16	0	0	34	0	34
SCHNEIDER/Houser (439 N FRED AVE)	R	FT 342	GA		33	31	2	0	66	0	66
SENECA HEIGHTS FAMILIES		FT 561	GA	IR	17	17	0	0	36	0	36
SENECA HEIGHTS INDIVIDUALS		FT 562	GQ	IR	41	41	0	0	41	0	41
WATKINS STATION (MONTGMRY. KNOLLS)	R	FT 343	GA		210	208	2	0	443	0	443
WHETSTONE APTS	R	FT 342	GA		102	102	0	0	217	0	217
WOODLAWN PARK	R	FT 342	GA		44	44	0	0	94	0	94
OBSERVATORY / BROWN'S					415	398	0	17	1,147	55	1,201
BROWN'S ADDITION		FT 341	SFD		183	172	0	11	553	35	588
BROWN'S ADDITION TOWNHOUSES		FT 341	TH		3	3	0	0	8	0	8
DE SELLUM HOUSE		FT 561	GQ		4	4	0	0	4	0	4
DIAMOND ACRES (SEIDL)	R	FT 341	GA		35	35	0	0	74	0	74
DIAMOND HOUSE APTS	R	FT 341	GA		17	17	0	0	36	0	36
LILAC GARDENS CONDOS	C	FT 341	GC		31	31	0	0	66	0	66
LONDONDERRY/WATER'S WAY		FT 341	SFD		18	18	0	0	58	0	58
OBSERVATORY HEIGHTS		FT 341	SFD		66	60	0	6	193	19	212
SAINT MARTIN'S PARISH		FT 561	GQ		2	2	0	0	2	0	2
SPRINGHOLLOW	H	FT 341	TH		11	11	0	0	31	0	31
SUMMIT ESTATES (DESELLUM OAKS)		FT 341	SFD		11	11	0	0	35	0	35
SUMMIT HALL APTS	R	FT 341	GA		22	22	0	0	47	0	47
SUMMIT HALL-SUMMIT PARK		FT 561	SFD		12	12	0	0	39	0	39
OLDE TOWNE					1,814	1,755	14	45	3,749	102	3,851
BOZZUTO OLDE TOWNE COTTAGES	C	FT 562	TH		9	0	0	9	0	25	25
BOZZUTO OLDE TOWNE 2/2 CONDOS	C	FT 562	GC		36	0	0	36	0	77	77
BROOKE MANOR	R	FT 562	GA		11	11	0	0	23	0	23
CAROLANN COURTS (TRENTO PL)	C	FT 562	TH		24	24	0	0	67	0	67
CEDAR COURT	R	FT 562	GA		68	68	0	0	145	0	145
CRESTWOOD TERRACE	R	FT 562	GA		108	108	0	0	230	0	230
DEER PARK APARTMENTS	R	FT 562	GA		22	22	0	0	47	0	47
DIAMOND COURTS	R	FT 562	GA		26	26	0	0	55	0	55
DIAMOND OAK CONDOS (8 RUSSELL AVE)	C	FT 562	GC		36	36	0	0	77	0	77
DIAMOND STATION	R	FT 562	GA		8	8	0	0	17	0	17
EAST DIAMOND		FT 562	SFD		21	10	11	0	32	0	32
FOREST OAK APTS	R	FT 562	GA		11	11	0	0	23	0	23

CITY OF GAITHERSBURG
JANUARY 2006
DWELLING UNITS AND ESTIMATED POPULATION

SUBDIVISION SECTION/PHASE	H C R	TAX MAP	UNIT TYPE	IR SR	DWELLING UNITS				CURRENT/ESTIMATED POPULATION		
					UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
IRVINGTON FARMS (KING)	R	FT 562	GA		9	9	0	0	19	0	19
LAR-KEN	R	FT 562	GA		44	44	0	0	94	0	94
LEE AVENUE DUPLEXES	H	FT 562	TH		4	4	0	0	11	0	11
LYNN-BROOKE (NAGEL)	R	FT 562	GA		8	8	0	0	17	0	17
OAKS AT OLDE TOWNE	R	FT 341	GA	I/SR	72	72	0	0	153	0	153
PARK STATION	R	FT 561	GA		385	385	0	0	819	0	819
SEIDL	R	FT 562	GA		11	11	0	0	23	0	23
SPRING RIDGE (LAKEFOREST PL.)	R	FT 561	GA		204	204	0	0	434	0	434
STREAMSIDE EAST	R	FT 562	GA		237	237	0	0	504	0	504
STREAMSIDE WEST	R	FT 562	GA		182	180	2	0	383	0	383
SUMMIT CREST	R	FT 562	GA		233	232	1	0	494	0	494
TY GWYN (CROWN)	R	FT 562	GA		25	25	0	0	53	0	53
WELLS-ROBERTSON HOUSE		FT 561	GQ		14	14	0	0	14	0	14
YOUNG (KING II)	R	FT 562	GA		6	6	0	0	13	0	13
ORCHARD GLEN (ORCHARD RIDGE)		ES 563	TH		33	33	0	0	93	0	93
ORCHARD HILLS	H	FT 122	SFD		91	91	0	0	293	0	293
ORCHARD PLACE	H	FT 121	TH		156	156	0	0	439	0	439
ORCHARD POND	R	FT 122	GA		751	747	4	0	1,590	0	1,590
PARK SUMMIT					395	395	0	0	1,062	0	1,062
PARK SUMMIT	H	FS 343	TH		323	323	0	0	908	0	908
PARK SUMMIT CONDOMINIUMS	C	FS 343	GC		72	72	0	0	153	0	153
PHEASANT RUN					216	216	0	0	669	0	669
PHEASANT RUN	H	FT 122	SFD		152	152	0	0	489	0	489
PHEASANT RUN (DUPLEXES)	H	FT 122	TH		64	64	0	0	180	0	180
POTOMAC OAKS CONDOS	C	FT 121	GC		541	540	1	0	1,149	0	1,149
QUINCE ORCHARD PARK					504	504	0	0	1,428	0	1,428
PHASE I	H	FS 123	SFD		116	116	0	0	373	0	373
PHASE I	H	FS 123	TH		86	86	0	0	242	0	242
PHASE II	H	FS 123	SFD		97	97	0	0	312	0	312
PHASE II	H	FS 123	TH		95	95	0	0	267	0	267
PHASE II (2 OVER 2 CONDOS)	C	FS 123	GC		110	110	0	0	234	0	234
REALTY PARK		FT 342	SFD		62	60	2	0	193	0	193
RELDA SQUARE	H	ET 561	SFD		68	68	0	0	219	0	219
ROSEMONT		FS 563	SFD		50	50	0	0	161	0	161
RUSSELL & BROOKES ADDITION		FT 562	SFD		79	65	14	0	209	0	209
SAYBROOKE					730	730	0	0	2,073	0	2,073
ARCHSTONE AT SAYBROOKE	R	GT 122	GA		252	252	0	0	536	0	536
SAYBROOKE II	H	FT 562	SFD		143	143	0	0	460	0	460
SAYBROOKE IV	H	GT 122	SFD		18	18	0	0	58	0	58
SAYBROOKE VILLAGE	H	GT 122	SFD		317	317	0	0	1,019	0	1,019
SENECA MEWS (DIAMOND PROPERTY)		FT 122			31	31	0	0	88	0	88
DIAMOND HOUSE		FT 122	SFD		1	1	0	0	3	0	3
SENECA MEWS TOWNHOUSES		FT 122	TH		30	30	0	0	84	0	84
SENECA RIDGE		ET 561	SFD		12	12	0	0	39	0	39
SHADY GROVE VILLAGE					487	487	0	0	1,370	0	1,370
SHADY GROVE VILLAGE I PAR B	H	FS 342	TH		177	177	0	0	498	0	498
SHADY GROVE VILLAGE II PAR 2	C	FS 342	TH		122	122	0	0	343	0	343
SHADY GROVE VILLAGE II PAR 3	C	FS 342	TH		108	108	0	0	304	0	304
SHADY GROVE VILLAGE III SEC.2	H	FS 342	TH		80	80	0	0	225	0	225
SOUTH FREDERICK AVENUE					544	540	4	0	1,157	0	1,157
DEER PARK GARDENS	R	FT 561	GA		40	38	2	0	81	0	81
EXECUTIVE GARDENS	R	FT 561	GA		86	85	1	0	181	0	181
FLOWERS APTS (WAYNE GARDENS)	R	FT 561	GA		23	23	0	0	49	0	49

CITY OF GAITHERSBURG
JANUARY 2006
DWELLING UNITS AND ESTIMATED POPULATION

SUBDIVISION SECTION/PHASE	H C R	TAX MAP	UNIT TYPE	IR SR	DWELLING UNITS				CURRENT/ESTIMATED POPULATION		
					UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
GAITHER HOUSE	R	FT 561	GA		95	95	0	0	202	0	202
LAKESIDE	R	FT 561	GA		45	45	0	0	96	0	96
LANIGAN	R	FT 561	GA		5	5	0	0	11	0	11
MONTGOMERY HOUSE	R	FT 561	GA		50	50	0	0	106	0	106
ROSEDALE	R	FS 563	GA		193	192	1	0	409	0	409
OTHER (1)		FT 562	SFD		7	7	0	0	23	0	23
SUNNYSIDE COURTS		FT 341	SFD		18	18	0	0	58	0	58
THE ORCHARDS	H	ES 562	TH		166	166	0	0	467	0	467
THOMAS ADDITION		FT 341	SFD		2	2	0	0	6	0	6
TIMBERBROOK	C	FS 342	GC		168	168	0	0	358	0	358
VILLA RIDGE (VICTORY FARM)	C	FT 562	GC		417	417	0	0	887	0	887
VILLAGE OVERLOOK (HYDE PARK)	C	FT 343	GC		270	270	0	0	575	0	575
WALKER'S ADDITION		FT 562	SFD		28	28	0	0	90	0	90
WARTHERR					494	494	0	0	1,317	0	1,317
GREENS OF WARTHERR	C	FS 342	TH		53	53	0	0	149	0	149
GREENS OF WARTHERR	C	FS 342	GC		106	106	0	0	226	0	226
TOWNS OF WARTHERR	H	FS 342	TH		335	335	0	0	942	0	942
WASHINGTONIAN VILLAGE (CRESTFIELD)		FS 342	SFD		90	90	0	0	289	0	289
WASHINGTONIAN TOWNS	H	FS 342	TH		212	212	0	0	596	0	596
WASHINGTONIAN WOODS					576	576	0	0	1,635	0	1,635
SECTION 1	H	FT 121	SFD		37	37	0	0	119	0	119
SECTION 2	H	FT 121	SFD		51	51	0	0	164	0	164
SECTION 4	H	FT 121	SFD		43	43	0	0	138	0	138
SECTION 5	H	FT 121	SFD		44	44	0	0	141	0	141
SECTION 6	H	FT 121	SFD		81	81	0	0	260	0	260
SECTION 7	H	FT 121	SFD		45	45	0	0	145	0	145
SECTION 8	H	FT 121	SFD		49	49	0	0	158	0	158
SECTION 10	H	FT 121	SFD		26	26	0	0	84	0	84
VISTAS AT WASHINGTONIAN WOODS (SEC 9)	C	FS 122	GC		152	152	0	0	323	0	323
WASHINGTONIAN WOODS CONDOS (SEC 3)	C	FS 122	GC		48	48	0	0	102	0	102
WATKINS MILL RD		FU 341	SFD		3	3	0	0	10	0	10
WATKINS MILL TOWN CENTER					1,066	0	0	1,066	0	1,980	1,980
DETACHED HOUSES & COTTAGES	H	FT 122	SFD		94	0	0	94	0	302	302
2/2 CONDO TOWNHOUSES	C	FT 122	GC		142	0	0	142	0	302	302
INTEGRAL TOWNHOUSES	H	FT 122	TH		237	0	0	237	0	666	666
HIGH-RISE CONDOS	C	FT 122	HRC		593	0	0	593	0	709	709
WEST DEER PARK					691	560	1	-68	1,200	-56	1,144
BROADSTONE (STRATFORD PLACE)	R	FT 561	GA		351	350	1	0	745	0	745
CASEY TOWNHOUSES (RENTALS)	R	FS 563	TH		12	12	0	0	34	0	34
THE TOWNS AT SUMMIT WOODS	H	FT 561	TH		130	0	0	130	0	366	366
WEST DEER PARK APTS	R	FS 563	GA		198	198	0	-198	421	-421	0
WEST RIDING		FT 121	SFD		105	105	0	0	338	0	338
WESTLEIGH	H	FS 121	SFD		192	192	0	0	617	0	617
WHETSTONE RUN	H	FT 562	SFD		86	86	0	0	277	0	277
WINDBROOKE CONDOS	C	FU 341	GC		130	130	0	0	277	0	277
WOODLAND HILLS	H	FT 343	TH		258	258	0	0	726	0	726
WOODS AT MUDDY BR. (WOODLANDS)	H	FS 121	SFD		71	71	0	0	228	0	228
TOTALS					25,240	23,734	61	1,506	58,897	3,273	62,171

CITY OF GAITHERSBURG
JANUARY 2006
DWELLING UNITS AND ESTIMATED POPULATION
SENIOR / AGE-RESTRICTED HOUSING

SENIOR HOUSING FACILITY	H C	TAX MAP	UNIT TYPE	IR SR	DWELLING UNITS				CURRENT & ESTIMATED POPULATION		
					UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP
ASBURY SENIOR HOUSING		FT 562	HRA	SR	832	832	0	0	995	0	995
ASBURY ASSISTED LIVING		FT 562	GA	SR	133	133	0	0	283	0	283
ASBURY NURSING HOME		FT 562	GQ	SR	285	285	0	0	285	0	285
ASBURY VILLAS (DUPLEXES)		FT 342	TH	SR	80	77	3	0	217	0	217
GARDENS AT KENTLANDS	R	ES 563	GA	SR	212	206	6	0	438	0	438
OAKS AT OLDE TOWNE	R	FT 341	GA	I/SR	72	72	0	0	153	0	153
TOTALS					1,614	1,605	9	0	2,372	0	2,372

CITY OF GAITHERSBURG
JANUARY 2006
DWELLING UNITS AND ESTIMATED POPULATION
INCOME-RESTRICTED HOUSING

INCOME-RESTRICTED HOUSING FACILITY	H C	TAX MAP	UNIT TYPE	IR SR	DWELLING UNITS				CURRENT & ESTIMATED POPULATION		
					UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP
FOREST OAK TOWERS	R	FT 342	HRA	IR	175	175	0	0	209	0	209
LAKWOOD COMMONS (SUBURBAN PARK)	R	FS 342	GA	IR	168	168	0	0	358	0	358
OAKS AT OLDE TOWNE	R	FT 341	GA	I/SR	72	72	0	0	153	0	153
SENECA HEIGHTS FAMILIES		FT 561	GA	IR	17	17	0	0	36	0	36
SENECA HEIGHTS INDIVIDUALS		FT 562	GQ	IR	41	41	0	0	41	0	41
TOTALS					473	473	0	0	797	0	797

(1) SCATTERED INCLUDES ST.MARTIN'S PARISH, 20 S. SUMMIT, AND 525, 529, 601, 607,& 611 S. FREDERICK AVE.

CITY OF GAITHERSBURG
JANUARY 2006
DWELLING UNITS AND ESTIMATED POPULATION

POPULATION ESTIMATE - 100% OCCUPANCY

TYPE OF DWELLING UNIT	TOTAL UNITS APPROVED	TOTAL UNITS COMPLETED	UNITS TO BE COMPLETED	CURRENT ESTIMATED POPULATION	PROJECTED ADDITIONAL POPULATION	PROJECTED FUTURE POPULATION
SINGLE FAMILY UNITS	4,970	4,827	143	15,521	460	15,981
TOWNHOUSE UNITS	7,383	6,703	680	18,850	1,912	20,762
GARDEN APARTMENT UNITS	7,057	7,255	-198	15,439	-421	15,017
GARDEN CONDOMINIUM UNITS	3,760	3,472	288	7,388	613	8,001
HIGH RISE APARTMENT UNITS	1,131	1,131	0	1,353	0	1,353
HIGH RISE CONDOMINIUM UNITS	593	0	593	0	709	709
GROUP QUARTERS *	346	346	0	730	24	754
OVERALL CITY TOTALS	25,240	23,734	1,506	59,282	3,297	62,578

POPULATION ESTIMATE - ADJUSTED FOR VACANCY RATES **

TYPE OF DWELLING UNIT	VACANCY RATE	COMPLETED OCCUPIED UNITS	FUTURE OCCUPIED UNITS	CURRENT ESTIMATED POPULATION	PROJECTED ADDITIONAL POPULATION	PROJECTED FUTURE POPULATION
SINGLE FAMILY UNITS	2.0009%	4,730	140	15,210	451	15,661
TOWNHOUSE UNITS	2.5957%	6,529	662	18,361	1,863	20,223
GARDEN APARTMENT UNITS	8.0556%	6,671	-182	14,195	-387	13,808
GARDEN CONDOMINIUM UNITS	8.0556%	3,192	265	6,793	564	7,357
HIGH RISE APARTMENT UNITS	8.0556%	1,040	0	1,244	0	1,244
HIGH RISE CONDOMINIUM UNITS	8.0556%	0	545	0	652	652
GROUP QUARTERS *	0.0000%	346	0	712	20	733
OVERALL CITY TOTALS		22,508	1,430	56,516	3,162	59,678

HOUSING TYPE BY PERCENTAGE

TYPE OF DWELLING UNIT	APPROVED TOTAL UNITS	PERCENT OF UNIT TOTAL	CURRENT DWELLING UNITS	PERCENT OF CURRENT DWELLING UNITS	FUTURE DWELLING UNITS	PERCENT OF FUTURE TOTAL
SINGLE FAMILY UNITS	4,970	19.7%	4,827	20.3%	143	9.5%
TOWNHOUSE UNITS	7,383	29.3%	6,703	28.2%	680	45.2%
GARDEN APARTMENT UNITS	7,057	28.0%	7,255	30.6%	-198	-13.1%
GARDEN CONDOMINIUM UNITS	3,760	14.9%	3,472	14.6%	288	19.1%
HIGH RISE APARTMENT UNITS	1,131	4.5%	1,131	4.8%	0	0.0%
HIGH RISE CONDOMINIUM UNITS	593	2.3%	0	0.0%	593	39.4%
GROUP QUARTERS	346	1.4%	346	1.5%	0	0.0%
OVERALL CITY TOTALS	25,240	100.0%	23,734	100.0%	1,506	100.0%

NOTES

* Group quarters population is calculated by adding the current estimated population in known (institutionalized) group quarters units to the estimated remaining number of persons in non-institutionalized group quarters, based on the proportion of this group's population to the total population of the City. The ratio is derived from the 2000 Census Summary File 1, Fields P1 and PCT16, and is calculated below.

TOTAL POPULATION, 2000	GROUP QUARTERS POPULATION	PERCENT OF TOTAL POPULATION	NON-INSTITUTIONALIZED GROUP QUARTERS POPULATION	PERCENT OF TOTAL POPULATION
52613	623	1.1841%	341	0.6481%

** Vacancy Rates are based on the 2000 Census Summary File 3, Fields H30 and H31